

Labor Day 2026 Newsletter

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CUSTOMER SERVICE PHONE NUMBER:

1-866-378-1099 available 24/7



GENERAL HOA EMAIL INQUIRIES:

Bellalago@FSResidential.com



HOA MANAGEMENT (FSR) WEBSITE:

<https://bellalagohoa.connectresident.com>



PUBLIC BIOB COMMUNITY WEBSITE:

BellalagoHOA.com

Prepared through the combined efforts of the Board of Directors, FSR staff and the many volunteers who keep our community informed.

Board of Directors Message

September has arrived, and while the Florida temperatures may not exactly be shouting “fall,” there are signs that a new season is beginning in Bellalago & Isles.

The days are slowly getting shorter and school is back in full swing. Summer vacations are winding down, families are settling back into their routines, and before long, pumpkins, fall decorations, and holiday plans will begin appearing.

Fall is also an important time for our Association. Over the next several weeks, residents will have several opportunities to see the work taking place throughout the community and to participate in the process. Our committees continue to meet and address everything from landscaping and lakes and ponds to finances, architectural matters, elections, and other community priorities.

Budget season is also underway. Our upcoming budget workshop gives residents another opportunity to observe the process as the Board continues reviewing the numbers and planning for the coming year. Remember, figures discussed during a workshop are preliminary. Workshops are designed to review, question, discuss, and refine the budget before a final budget is presented and adopted.

Summer may be coming to an end on the calendar, but another busy season is just beginning in Bellalago & Isles. We look forward to sharing community updates, upcoming activities, projects, and an upcoming election!



The People Who Make Our Community Work

Labor Day is more than the unofficial end of summer. It is an opportunity to recognize the dedication, skill, and hard work of the people whose efforts strengthen our country—and our own community.

Here in Bellalago & Isles of Bellalago, many people work behind the scenes each day to keep our community operating. Our management team, along with our vendors who provide landscaping, irrigation, water-quality monitoring, waste-management, and security services, all contribute to the place we are fortunate to call home. We also appreciate the off-duty Osceola County sheriff's deputies who help patrol and protect our neighborhoods. The work of all may not always be visible, but its impact can be seen throughout our community.

We are equally grateful for the residents who so generously volunteer their time and talents by serving on our ten committees:

- Architectural Committee
- Communication Committee
- Election Committee
- Environmental Committee
- Executive Committee
- Finance Committee
- Fining Committee
- Lakes & Ponds Committee
- Landscaping Committee
- Safety & Security Committee

The People Who Make Our Community Work (continued)



Volunteers review applications, study issues, make recommendations, communicate important information, help plan for our future, and contribute countless hours to improving our community. Their work demonstrates that meaningful service is not always measured by a paycheck. Every contribution of time, experience, and knowledge helps make Bellalago & Isles of Bellalago stronger.

We are also proud of the many residents who serve others through their professions. Among our neighbors are first responders, healthcare professionals, educators, members of the military, public servants, tradespeople, small-business owners, hospitality workers, and many others. Some will be working throughout the holiday weekend while others enjoy a well-earned day of rest. We extend a special thank-you to those whose responsibilities continue even on holidays.

We wish everyone a safe, restful, and enjoyable Labor Day!



Labor Day Through YOUR Eyes

Every career has a beginning, and every one of us has a story about the people and experiences that shaped our understanding of hard work.

In celebration of Labor Day, we would love to hear from the residents of Bellalago & Isles of Bellalago. Please consider answering one or more of the following questions:

- What was your first job, and what did it teach you?
- What career, profession, or accomplishment are you most proud of?
- Who taught you the value of hard work?
- What advice about work or success would you share with the next generation?
- Are you retired? If so, what do you miss—or not miss—about your career?

Your response may be brief or tell a longer story. **Please email it to communication@bellalagohoa.com and indicate whether you would like your name included or prefer to remain anonymous.**

Selected responses will be shared in a future newsletter as we celebrate the experiences, careers, and wisdom of the people who make up our community. We look forward to learning more about our neighbors—and perhaps discovering how much we have in common.

From Summer to Fall in BLOB



Fall in Florida doesn't arrive with a dramatic change of leaves or the sudden need for sweaters. Around Bellalago & Isles, it tends to sneak in a little more quietly.

We notice it when the sun begins setting a little earlier, when an evening walk feels slightly more comfortable, and when spending time outside becomes something to look forward to again. Soon, entryways will trade their summer look for pumpkins, wreaths, scarecrows, and the colors of fall—even if the thermometer still says otherwise!

This time of year is one of the best reminders of what makes living in our community special.

We may not get the traditional autumn of northern states, but fall in Bellalago & Isles has a character all its own.

And sometimes, the change of season isn't measured by the color of the leaves—it's simply noticing and enjoying where we live.



Please mark your calendars for these important dates:

September 8 at 10:00 a.m.
Lakes & Ponds Committee

September 8 at 4:00 p.m.
Landscaping Committee

September 8 at 6:30 p.m.
Joint Executive and
Election Committee

September 16 at 6:30 p.m.
Finance Committee

September 17 at 10:00 a.m.
Architectural Review
Committee

September 18 by 5:00 p.m.
Intent to Run forms due

September 23 at 6:00 p.m.
Third Budget Workshop via Zoom

September 29 at 6:30 p.m.
Board Meeting

2026		SEPTEMBER					
SUN	MON	TUE	WED	THU	FRI	SAT	
		1	2	3	4	5	
6	7	8	9	10	11	12	
13	14	15	16	17	18	19	
20	21	22	23	24	25	26	
27	28	29	30				

More Than a Three-Day Weekend: The Meaning of Labor Day

Labor Day may mark the unofficial end of summer, but its meaning reaches far beyond cookouts and a three-day weekend. It is a national tribute to the workers whose skill, dedication, and perseverance helped build and strengthen our country.

The first Labor Day celebration was held in New York City on September 5, 1882, when approximately 10,000 workers participated in a parade organized by the Central Labor Union. The idea spread, and in 1894, Labor Day became a federal holiday observed on the first Monday in September.

The holiday also reminds us that many **workplace protections** we now take for granted did not always exist. Generations of workers advocated for safer conditions, reasonable hours, and fairer treatment.

Work takes many forms—from building businesses and serving the public to raising families, caring for others, and volunteering. This Labor Day, we honor those who came before us and thank everyone whose work keeps our families, communities, and country moving forward.

40 hour work weeks

Minimum Wage

Health Insurance

Child Labor Laws

Family Leave



Irrigation – What's the Latest?

We know everyone is anxious to hear the latest. We receive a weekly report (see below). We believe it would be most useful to allow the vendors to continue working through the issues and then conduct another Irrigation Workshop at a later date.

Here's an example of a recent weekly report (condensed):

Summerland – Wiring

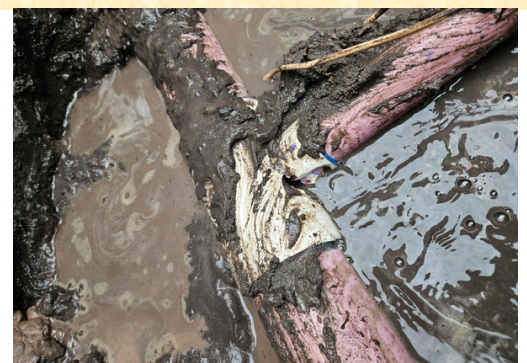
- Wire junctions were not where expected, with some found as much as 75 feet away. A new trench was needed and new wires had to be run. To make future maintenance easier, there will be a separate set of clock wires running into its own valve box. This work should be completed Monday.

XXXX Lookout Lane – Main Line

- While some residents had no irrigation, others had irrigation that would not shut off. To locate the issue, the main valve for the entire community had to be shut down. Excavation was then required to locate and make the repair. The excavation was so extensive that additional fill dirt was needed! See photo.

XXXX Agostino – Failed Master Valve

- For this repair, a portion of the community had to be shut off because a master valve repair was needed. The vendor helps save the Association money by repairing the inner diaphragm and solenoid when possible rather than simply replacing the entire valve.



Quick Election FAQs

- 1.If I voted electronically in the last election, do I need to complete the consent to vote electronically for this election?
 - NO.
- 2.How many votes per household are residents allowed?
 - ONE vote per property owned.
- 3.Are renters allowed to vote in the election?
 - NO, you must own property.
- 4.Do we vote for positions on the board or just for candidates?
 - ONLY for candidates. The new board selects their officers immediately after the election.
- 5.Is there a certain number of residents required to vote to hold our election?
 - YES, quorum must be reached. Number to be determined based on the number of ineligible delinquent accounts.
- 6.Can I vote electronically?
 - YES, if you are enrolled in electronic voting and eligible to vote.

Monthly Election FAQs Part 3

What do Directors do?

Directors are responsible for governing the Association on behalf of all homeowners. Their responsibilities include:

- Establishing Association policies.
- Adopting the annual budget.
- Protecting Association assets.
- Maintaining adequate reserves.
- Overseeing contracts and vendors.
- Hiring and supervising the management company.
- Enforcing the governing documents.
- Planning for the long-term success of the community.

Directors have a fiduciary duty to act in good faith, with reasonable care, and in the best interests of the Association.

Is being a Director a paid position?

No. Directors are volunteers elected by the membership and receive no compensation for their service.

How much time does Board service require?

Time commitments vary. Directors typically attend monthly Board meetings, review meeting materials, respond to communications, and may participate in workshops, committee meetings, budget discussions, and special meetings throughout the year.

Do I have to attend the Annual Meeting to vote?

No. Owners may vote before the Annual Meeting by returning their paper ballot or by submitting their electronic ballot if they have enrolled in electronic voting.

Final Thoughts

As Labor Day weekend proceeds, we hope everyone has a chance to relax, recharge, and enjoy time with family, friends, and neighbors.

As we move from summer into a busy fall season, there is much ahead for Bellalago & Isles of Bellalago.

Thank you to everyone who volunteers, participates, asks questions, shares ideas, and helps make our community stronger. Together, we continue building a community we are proud to call home.



Debbie Rambis, Board President
bellalagopresident@bellalagohoa.com

Ed Mullen, Board Vice President
bellalagovicepresident@bellalagohoa.com

Tom Crary, Board Secretary
bellalagosecretary@bellalagohoa.com

William Estrada, Board Treasurer
bellalagotreasurer@bellalagohoa.com

Eric Montgomery, Director at Large
bellalagodirector@bellalagohoa.com

You only need to complete this if you have not previously voted electronically

CONSENT TO ONLINE/ELECTRONIC VOTING AND CONSENT TO RECEIVE ELECTRONIC NOTICE

The undersigned, being a deeded Unit Owner for **Property Address:** _____

(if you own multiple Units, attach a list of all properties owned), at **Bellalago and Isles of Bellalago Community Association, Inc. (the "Association")** pursuant to Florida Statutes, hereby consents in writing to:

(Please place a check mark or x in the box to indicate that you are giving consent.)

☐ **ONLINE/ELECTRONIC VOTING and ELECTRONIC NOTICE.** By signing this consent form I consent to voting online/electronically for elections and other unit owner votes and to receiving notices by electronic transmission for meetings of the Board of Directors, meetings of Committees or meetings of the Unit Owners/Membership and with respect to any other notices that are statutorily permitted to be sent via electronic transmission for the **Association** to the fullest extent permitted by law with respect to the above-listed unit(s) and pursuant to the provisions of the Board's Resolution authorizing electronic voting and electronic notice ("Resolution"). I designate the following **email address** for online/electronic voting and electronic notice purposes: (PRINT NEATLY) _____

The undersigned understands and agrees that in order to be valid, this consent form must be signed and on file with the Association at least **fourteen (14) days** prior to the meeting or election in which the Unit Owner wishes to vote online/electronically, and that all online/electronic votes shall be cast in advance of said meeting at which time the ability to vote online/electronically shall be deemed closed for that meeting or election. The undersigned also understands that mailed/delivered paper notices may not be provided to me with respect to the above-referenced unit(s) unless the undersigned has timely revoked consent to receipt of notices by electronic transmission in writing.

I further understand and agree that in order to use a different e-mail address for casting votes online/electronically and for electronic notice, I must notify the Association in writing of the change of email address so that it is received no later than fourteen (14) days prior to the meeting or election in which I wish to vote by online/electronic means using a different e-mail address. If I do not provide timely written notice of this change of e-mail address to the Association as provided herein, I further understand and agree that I may not be able to vote online/electronically until the next membership meeting and/or election.

All Unit Owners or Designated Voter
Please Sign, Print Name and Affix Date Below:

By: _____

Print Name: _____

Date: _____

By: _____

Print Name: _____

Date: _____